

FLOOD PLAIN PERMIT COMMITTEE MEETING  
*201 West Gray, Building A, Conference Room D*  
*Monday, June 16, 2014*  
*3:30 p.m.*

Minutes

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PRESENT: Shawn O’Leary, Director of Public Works  
Scott Sturtz, City Engineer  
Ken Danner, Subdivision Development Manager  
Neil Suneson, Citizen Member  
Sherri Stansel, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer  
Julie Shelton, Staff  
JD Woodward, citizen  
Alan Moring, applicant

NOT PRESENT: Susan Connors, Director of Planning/Community Development  
Jane Hudson, Principle Planner

The meeting was called to order by O’Leary.

**Item No. 1 Approval of Minutes:** O’Leary asked for a motion for approval of the minutes from the meeting of May 19th, 2014. Motion to approve minutes by Stansel. Seconded by Danner. Approved 5-0.

**Item No. 2, Flood Plain Permit Application No. 546:** O’Leary introduced Application No. 546 as a request for a flood plain permit submitted by Alan Moring to construct a home on his property located at 641 East Brooks Street which is located in the Bishop Creek flood plain. McLellan introduced Moring and stated that the engineer, Cardinal Engineering, was not present. McLellan showed the committee aerial photos of the property and the surrounding area.

A brief history was given to include information that the previous house on the property had been flooded in 2007 and torn down due to the property being substantially damaged. Current photos were shown of the vacant lot. It was noted that the proposed home for the property is planned to be approximately 1,110 square foot with a 200 square foot loft supported on six 24 inch diameter concrete piers and will be embedded approximately 15 feet into the ground. These piers will allow the house to be elevated approximately 5 feet above the base flood elevation (BFE). Additional construction information was detailed to the committee including how the water and sewer service lines would be run through the concrete piers to protect them from the elements.

McLellan informed the committee that no garage would be constructed and the existing gravel area on the property would be used for parking. It was also noted that a metal fence and gate would be constructed to break away fence standards.

Applicable ordinance requirements were reviewed to include fill restrictions, compensatory storage requirements, no rise considerations and fencing requirements.

O'Leary asked for additional comments from the applicant. Suneson asked for clarification on the openings of the fence and the Moring stated the openings would be horizontal 4x4 inch squares (welded wire fabric) to allow water to flow freely. Moring added that any debris would be removed at the fence after a large rain event. Danner made note that the gravel would most likely have to be replaced with concrete or asphalt when the construction goes through the approval process. Brief discussion ensued regarding how the sewer and water lines will be placed in the insulated concrete piers and Moring also added information regarding a cistern that will be placed on the property. O'Leary made note that the Gray Water Ordinance would allow this type of cistern in city limits. Brief comments from Sturtz. Woodward asked if there are any issues with the Corps of Engineers regarding the creek flow. Sturtz commented that no work would take place within the stream banks. Brief discussion on what can and cannot be done in blue line streams.

Motion for approval from Sturtz. Seconded by Suneson. Approved 5-0.

Miscellaneous Discussion:

Brief miscellaneous discussion among committee.

Meeting adjourned at 3:45 p.m.